



Low Bonwick Farm, Bewholme, Near Hornsea  
POA



## Introduction

A unique opportunity to buy a farmhouse, buildings and land with planning consent for the construction of 20 holiday cabins and conversion of 5 self-contained holiday cottages.

This 5 Bedroom Detached Farmhouse has a range of farm buildings in addition to those with consent for conversion and is offered with approx 83 acres of agricultural land.

- Well maintained family home
- Oil fired central heating
- Double glazing throughout
- Office & ground floor shower
- Consent for 5 unit cottage conversion
- Consent for 20 new cabins development
- Approx 32 acres of land allocated with the tourism proposals
- Approx 83 acres in total plus the house & buildings
- Potential to sell some land separately
- Ideal small holding with diversification possibilities
- In this East Yorkshire Coastal area
- Set well back from the coastline

## Method of Sale

This property is for sale Freehold with Vacant Possession upon completion and can be purchased as a going concern.

## Description

Low Bonwick farm is a well maintained 5 Bedroom Detached Farmhouse with a range of traditional brick buildings (for which planning consent has been obtained for conversion to holiday cottages) portal framed buildings used for corn drying and storage and three fields previously in arable production, part of which is to be used for the log cabin development.



## LOCATION

Low Bonwick Farm is situated in a country location between Bridlington and Hornsea close to the village of Skipsea. Skirlington Market and Far Grange Caravan Parks are close by but this property is not near the Main Road, being located on the back road from Skipsea Brough to the village of Bewholme.

Situated in open countryside but close to village facilities at Skipsea, the property offers excellent potential for holiday development purposes.

## TOURISM IN THE AREA

A number of Holiday Parks are scattered throughout East Yorkshire particularly along the Coast from Scarborough down to Withernsea.

Skirlington Market, Far Grange Caravan Park and Golf Course, the renowned Mr Moo's ice cream manufacturing and cafe outlet are within easy reach.

the historic town of Beverley and the rapidly developing city of Hull (the 2017 Year of Culture Award winner) lie to the south West, the famous Bridlington beach & bay lies to the North and the North Yorkshire Moors are easily accessible.

## LOW BONWICK FARMHOUSE

### ACCOMMODATION

#### ENTRANCE PORCH

UPVC double glazed.

#### HALL

With staircase and radiator.

#### SITTING ROOM

4.88 x 4.4m (16'0" x 14'5")

A spacious front west facing open room with marble fireplace & Adam style surround, double glazed windows.

#### LIVING ROOM

5.99 x 4.46m (19'8" x 14'8")

Another spacious front west facing room with open rural views. radiator and double glazed window.

## DINING ROOM

5.69 x 3.8m (18'8" x 12'6")

Conveniently situated with direct access to the Kitchen and Hall and containing a stone fireplace with open fire.

## BREAKFAST KITCHEN

6.95 x 3.54 (22'10" x 11'7")

An equally well proportioned workplace with wood fronted range of work top units & eye level wall cupboards, double glazed windows and patio door unit, tiled floor, built-in cupboard.

## REAR LOBBY

2.11 x 1.51 (6'11" x 4'11")

With tiled floor and double glazed window.

## BACK DOOR LOBBY

2.20 x 1.52m (7'3" x 5'0")

With tiled floor and double glazed door & window.

## UTILITY ROOM

4.12 x 1.93m (13'6" x 6'4")

Off the back door Lobby, with sink unit, tiled floor and built-in cupboard.

## SHOWER ROOM/WC

2.92 x 1.52m (9'7" x 5'0")

Conveniently situated off the back door Lobby a fully tiled Wet Room type shower, WC and wash basin with radiator and double glazed window.

## OFFICE

2.85 x 3.24m (9'4" x 10'8")

Conveniently situated off the Utility Room and with access through the garden Room to the farm buildings.

This room contains the oil central heating boiler.

## BOOT ROOM

5.29 x 3.25m (17'4" x 10'8")

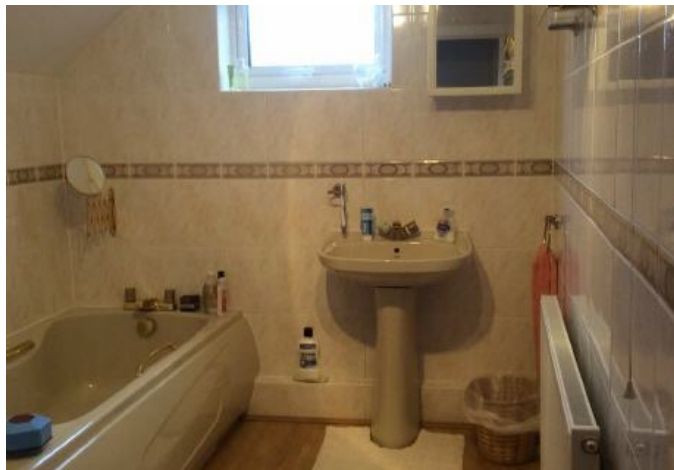
Used as storage and kennelling and with integral door to Double Garage.





**METHOD OF SALE - Land at Low Bonwick Farm is offered for sale as a whole with the possibility of purchase of separate parts**

LOT	NG	DESCRIPTION	CROPPING HISTORY			Net Farmable HA approx	Net farmable acres approx
			2017	2016	2015		
1	2901	9.97 ha to the South of the house	Oil Seed Rape	Winter Wheat	Winter Wheat	9.88	24.41
2	8013	5.31 ha South of house next to road	Oil Seed Rape	Winter Wheat	Winter Wheat	5.08	12.55
3	0150	18.59 ha North of the house	Winter Wheat	Winter Wheat	Winter Wheat	18.49	45.69
<b>Total</b>			<b>Approx</b>			<b>33.45 ha</b>	<b>82.65 acres</b>



**STAIRCASE from HALL to First Floor Split Landing**

**BEDROOM 1**

4.52 x 3.70m (14'10" x 12'2")

With fitted wardrobes, double glazed window and open rural views.

**BEDROOM 2**

3.57 x 1.94 and 1.51 x 1.46m (11'9" x 6'4" and 4'11" x 4'9")

Of irregular "L" shape with double glazed window.

**BEDROOM 3**

4.52 x 4.35m (14'10" x 14'3")

A spacious room with fitted wardrobes, double glazed window and open rural views.

**BEDROOM 4**

3.72 x 3.69m (12'2" x 12'1")

With fitted wardrobes, dresser unit and drawers and 2 double glazed windows.

**BATHROOM 1**

2.79 x 2.06m (9'2" x 6'9")

With tiled walls and coloured suite comprising bath and wash basin and with double glazed window.

**SEPARATE WC**

With close couple WC.

**BATHROOM 2**

2.52 x 2.01m (8'3" x 6'7")

With tiled walls and coloured suite comprising bath and washbasin with double glazed window.

**BEDROOM 5**

4.01 x 3.56m (13'2" x 11'8")

With wardrobe, airing cupboard & cylinder.



## OUTSIDE

Brick set driveway giving access to the Garage. Attractive private lawned garden with raised decking area. Side concrete driveway with side parking area.



## DOUBLE GARAGE

6.60 x 5.37m gross (21'8" x 17'7" gross)

Open fronted and of irregular shape with light and power and concrete base.

## SERVICES

Mains water & electricity (mains gas not available).  
Septic Tank drainage.

## HEATING

Oil fired Central Heating is installed.

## DOUBLE GLAZING

UPVC double glazing is installed throughout.

## TRADITIONAL BUILDINGS

With planning consent for conversion to holiday cottages and comprising:

\*Timber & Zinc materials Store (13.75 x 5.55m) (to be demolished).

\*Single Storey Brick & Tile range of boxes (21.0 x 5.61m).

\*2 Storey Brick & Tile bin shed (14.42 x 5.61m)

\* Block & Asbestos Pig Shed (17.97 x 6.40m)

\*8 bay open fronted Foldyard Shed (12.85 x 33.32m).

\* Single Storey Brick & Tile range of boxes (16.0 x 4.7m).

## FARM BUILDINGS

### GRAIN DRYING SHED

20.63 x 6.70m (67'8" x 22'0")

Of concrete block asbestos construction with 8 x 32 Tonne Grain Bins & Lean To (7.14 x 14.74m) with Almet 5 Tonne/hour oil fired Dryer with conveyers & elevators in situ.

Second Lean To (6.72 x 3.56m) with Enghart oil fired fan.

### METAL PORTAL FRAMED GRAIN STORE

23.8 x 10.19m (78'1" x 33'5")

With metal grain walls, concrete base with ducting asbestos cladding and roof & Rear Lean To (8.26 x 5.34m) of Pole & Timber construction with asbestos roof, zinc cladding and housing Enghart oil fired fan.

### GENERAL PURPOSE SHED

18.12 x 8.76m (59'5" x 28'9")

Of timber portal framed construction with asbestos roof and plastic coated metal profile sheet cladding over concrete block walls, concrete floor.

### METAL PORTAL FRAME GENERAL PURPOSE SHED/ GRAIN STORE

18.12 x 11.39m (59'5" x 37'4")

With concrete block walling and part metal sheet walling and concrete floor.

## PLANNING CONSENTS

Full planning consent was granted on 22nd November 2007 for the conversion of agricultural buildings to leisure accommodation (DC/07/05461/PLF).

Full planning consent was granted on 23rd December 2013 for the erection of 20 eco cabins after demolition of existing farm buildings (DC/13/02940/STPLF).

A commencement and inspection of the drainage works certificate was dated 29th October 2010 and reaffirmed by letter dated 15th February 2017.

## THE LAND

(extending to 34.00 ha or 83 acres approx)

the land is listed as Grade 2/3 and is classified in the soil survey of England & Wales as being a mixture of Burlingham 2 chalky till and Holderness chalky tills which would benefit from land underdrainage.

Land Drainage was undertaken under Ministry grants in the 1970's and early 1980's to parts of the fields.

## BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register and the Entitlements to BPS payments 2018 will be made available if required for the purchaser if the sale completes before the 2018 application is made.

the purchase price will include the value of the Entitlements at a price of £40/acre plus VAT as applicable.



## EASEMENTS/RIGHTS OF WAY/WAYLEAVES ETC

This property is required to make a periodic contribution of 50% of the maintenance costs for Stream Dike relative to the length of frontage to the Dike.

There are overhead cables with poles crossing NG 8013 for which wayleave payments are receivable.





Do not scale from  
It is the Contractor's  
responsibility to verify  
drawings.

## NOTES

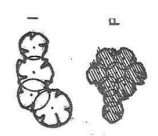
1. New tree plant species.
2. Existing plantin
3. New highway c highways reco Extensive series link to villages. Team Leader c
4. Interior site roa tamacadam c be sunken Golt stone with scalj

Condition 6 - soft la

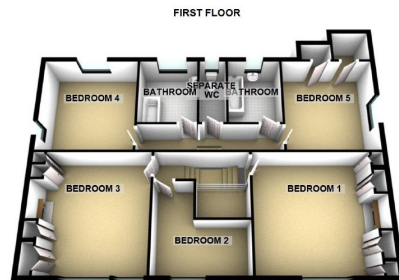
Trees are to be planted waterlogged or frozen. Holes are to be large enough to be forked over and the tree is planted so that the hole is to be backfilled with a 50mm layer of soil. The trees are to be protected by wire mesh shelters. Across the whole of the island.

Condition 6 - soft

**Key:**







Not to scale. For identification purposes only.  
Plan produced using PlanIt.  
LOW BONWICK FARM BEWOLME, DRIFFIELD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>76</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	







#### Directions

Distances: Hornsea: 4 miles Beverley: 12.8 miles Bridlington: 14 miles

From the North on the A165 - At the Beeford junction take the B1249 towards Skipsea Brough then take the side road to Dunnington & Bewholme.

From the South - On the A165 after Brandsburton, take the Catfoss Road road to Bewholme village centre and then follow the country lane towards Skipsea.

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